

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, MAY 10, 2005, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	M. BLAKE
DEPUTY MAYOR	J. VYBOH
COUNCILLORS	J. CARBERY J. CHADI S. CLARKSON L. FLETT S. GERMAIN P. MEAGHER R. REBUS C. SLADE L. WILTZEN
ACTING REGIONAL MANAGER	B. FEDORAK
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE COORDINATOR	A. ROGERS

CALL TO ORDER

The Mayor called the meeting to order at 6:06 p.m.

1. PRAYER

The Mayor asked everybody to join her in the Prayer.

2. ADOPTION OF AGENDA

The Mayor asked if there were any additions or deletions to the Agenda.

MOVED by Councillor Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

None Scheduled.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – APRIL 26, 2005

The Minutes of the Regular Council Meeting held on April 26, 2005 were submitted for consideration.

MOVED by Deputy Mayor Vyboh that the Minutes of the Regular Council Meeting held on April 26, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

5. PUBLIC HEARINGS

MOVED by Councillor Rebus that the Regular Meeting move into the Public Hearing at 6:08 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:10 p.m.

6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(DEPUTY MAYOR VYBOH, COUNCILLORS MEAGHER, SLADE, WILTZEN, FLETT
& CHADI)**

Deputy Mayor Vyboh reported on the following:

- Provincial Infrastructure Funding Announcement
- Discussion of infrastructure needs with Honourable Lyle Oberg, Minister of Infrastructure
- Upcoming visit by Members of Conservative Caucus
- Protective Services Standing Committee

Councillor Meagher reported on the following:

- Community Services Standing Committee
- Communities In Bloom Committee
- Community Clean-Up Initiatives

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

- Signing of Memorandum of Agreement between Keyano College and University of Alberta
- Clearwater Heritage River Committee

Councillor Slade reported on the following:

- Wood Buffalo Housing & Development Corporation Planning Session
- MacDonald Island Park Corporation
- National Day of Mourning

Councillor Wiltzen reported on the following:

- Success of Council Community Enhancement Initiative

Councillor Flett reported on the following:

- Community Meeting in Fort Chipewyan
- Community Meeting in Fort MacKay

Councillor Chadi reported on the following:

- 2005 Fort Chipewyan Tour Program Brochure

6-B. MAYOR'S UPDATE

Mayor Blake reported on the following:

- Community Leadership Association Annual Conference – Atlanta, GA
- Keyano College Graduation – Fort Chipewyan
- \$530 Million Infrastructure Funding Announcement by Hon. Lyle Oberg, Minister of Infrastructure
- Presentation of Wood Buffalo Business Case to delegations in Ottawa

7. REPORTS

7-A. AGENDA BILL # 05-072 - APPROVAL TO PERMIT FINANCING – PROSPECT POINTE PHASES 3A, 3B, 3C & 3D 05/101

Reference was made to Agenda Bill # 05-072, dated April 19, 2005, and prepared by Gilles Huizinga, Wood Buffalo Housing & Development Corporation, regarding the Approval to Permit Financing – Prospect Pointe Phases 3A, 3B, 3C & 3D.

MOVED by Councillor Meagher:

1. THAT the Wood Buffalo Housing & Development Corporation be permitted to borrow \$7,500,000.00 for construction financing, plus provide a Letter of Credit in the amounts requested by the Municipality (estimated at \$4,600,000.00) from the Royal Bank; and

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

2. THAT the Regional Manager and Councillor representing the Regional Municipality of Wood Buffalo be authorized to pass a resolution authorizing the borrowing.

Mr. Huizinga came forward and provided an overview of the development, and also responded to questions from Council.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 05-073 - THICKWOOD ARENA PROJECT EXPANSION
05/102

Reference was made to Agenda Bill # 05-073, being Report No. ID05-01, dated March 29, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Thickwood Arena Project Expansion.

MOVED by Deputy Mayor Vyboh:

1. THAT the Thickwood Arena ICAP Funded Project (to include boiler replacement and heating upgrades) be approved for a budget of \$483,500.00; and
2. THAT the funding shortfall of \$270,052.00 be funded from the 2005 Operations & Maintenance Operating Budget. If Operations & Maintenance cannot absorb the entire amount, the corporate operating surplus is to cover the shortfall.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 05-074 - CONTRACT AWARD – RECYCLING EDUCATION AND AWARENESS CAMPAIGN
05/103

Reference was made to Agenda Bill # 05-074, being Report No. ED05-16, dated April 27, 2005, and prepared by Wes Holodniuk, Operations & Maintenance.

MOVED by Councillor Slade that the contract for the development of the Recycling Education and Awareness Campaign be awarded to the Dagny Partnership, for a three-year term (to end approximately July, 2008) at a cost not to exceed \$255,000.00.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

7-D. AGENDA BILL # 05-075 - WINTER OPERATIONS 2004/2005
05/104

Reference was made to Agenda Bill # 05-075, being Report No. ID05-11, dated April 13, 2005, and prepared by Wes Holodniuk, Operations & Maintenance.

MOVED by Deputy Mayor Vyboh:

1. THAT Road Maintenance Services, Infrastructure Division, project an over expenditure of \$1,220,600.00 for snow maintenance from January 1 to April 1, 2005. This amount is to be funded from the Operations & Maintenance budget. If Operations & Maintenance cannot absorb the entire amount, the corporate operating surplus is to cover the shortfall; and
2. THAT Administration review the Snow Policy and resource requirements and present a report to the Public Works & Transportation Standing Committee.

It was noted that snow shovelled from private driveways into the street may have contributed to some of the problems experienced with snow removal, and it was subsequently suggested that exercising the penalties specified under the Roads & Transportation Bylaw for offences could reduce future problems.

CARRIED UNANIMOUSLY

7-E. AGENDA BILL # 05-076 - AMENDMENTS TO PREVIOUSLY APPROVED CAPITAL BUDGETS
05/105

Reference was made to Agenda Bill # 05-076, dated April 20, 2005, and prepared by Darold Sturgeon, Corporate Services, regarding the Amendments to Previously Approved Capital Budgets.

MOVED by Councillor Clarkson:

1. THAT the Attachment 1 - *2005 Capital Budget Amendments – Projects Cancelled or Deferred* be approved. A copy of said document is attached hereto and shall form part of the Minutes.
2. THAT Attachment 2 - *2005 Capital Budget Amendments – New and Revised Projects* be approved. A copy of said document is attached hereto and shall form part of the Minutes.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

**7-F. AGENDA BILL # 05-077 - 2005 STAFFING LEVEL CHANGE BUSINESS CASE –
PROCUREMENT CLERK**
05/106

Reference was made to Agenda Bill # 05-077, dated April 5, 2005, and prepared by Darold Sturgeon, Corporate Services, regarding the 2005 Staffing Level Change Business Case – Procurement Clerk.

MOVED by Councillor Chadi:

1. THAT the 2005 Staffing Level Change for an additional full-time Procurement Clerk in the Procurement Services of the Finance Division be approved for immediate recruitment; and
2. THAT the 2005 operating costs related to the new Procurement Clerk position be absorbed within the 2005 Corporate Services departmental operating budget.

CARRIED UNANIMOUSLY

**7-G. AGENDA BILL # 05-078 - 2005 STAFFING LEVEL BUSINESSES CASES FOR
SERVICES: CAPITAL BUSINESS ANALYST, PROJECT ENGINEER,
INTERMEDIATE ENGINEERING TECHNICIAN**
05/107

Reference was made to Agenda Bill # 05-078, being Report No. PD-042-2005, dated May 3, 2005, and prepared by Steve Cook, Planning & Development, regarding the 2005 Staffing Level Business Case for Engineering Services: Capital Business Analyst, Project Engineer, Intermediate Engineering Technician.

MOVED by Deputy Mayor Vyboh:

1. THAT Administration be authorized to proceed with recruitment to add three new positions, namely Capital Business Analyst, Project Engineer and Intermediate Engineering Technician; and
2. THAT the 2005 operating costs related to the three new positions be absorbed within the 2005 Planning & Development Operating Budget. In the event that the entire amount cannot be accommodate within the 2005 Planning & Development Operating Budget, the balance be funded from 2005 corporate Operating Budget surpluses.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

7-H. AGENDA BILL # 05-079 - DRAPER ROAD DEVELOPMENT CHARGE

05/108

Reference was made to Agenda Bill # 05-079, being Report No. PD-034-2005, dated April 19, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Draper Road Development Charge.

MOVED by Councillor Meagher that a development charge of \$10,000.00 per lot be established for the existing Development Agreements for the Draper Road area.

CARRIED UNANIMOUSLY

7-I. AGENDA BILL # 05-080 - TENDER AWARD # QU1573 – CONKLIN FIRE HALL ADDITION/ RENOVATION PROJECT

05/109

Reference was made to Agenda Bill # 05-080, dated April 11, 2005 and prepared by Jeff Carlisle, Fire Department, regarding Tender Award QU1573 – Conklin Fire Hall Addition/Renovation Project.

MOVED by Councillor Carbery:

1. THAT approval be given for the total cost of the Conklin Fire Hall Addition/Renovation Project in the amount of \$1,461,864.00; and
2. THAT tender QU1573 Conklin Fire Hall Addition/Renovation Project be awarded to Genevieve Contractors Ltd. in the amount of \$1,303,740.00; and
3. THAT an additional \$936,864.00 required for the Conklin Fire Hall Addition/Renovation Project be funded from the Capital Infrastructure Reserve

Mr. Carlisle advised that the budget for the Conklin Fire Department project was established at \$525,000 in 2002 and subsequently approved in July, 2003. In 2004, Regional Council approved the Rural Risk Assessment study which identified service delivery goals for rural fire departments, and indicated requirements for infrastructure, training and maintenance. In Conklin, consideration had to be given for growth, and the placement of an ambulance that was identified in the risk assessment because of the community's distance from the health centre. The current facility is in poor condition due to wear and tear, vandalism, systems that require replacing, and upgrades that are required to meet current codes. The Janvier South Community Centre project was used as a basis for establishing the pre-tender estimate of \$750,000; however, when tenders closed, only one contractor had submitted a bid of \$1.3 Million. Mr. Carlisle further advised that there are three options available to Council at this time: re-tender the project, reduce the scope or accept the bid as submitted. The Fire Department is recommending that the bid be accepted as submitted.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

A lengthy discussion took place in which concern was expressed relative to the tendered cost in relation to the pre-tender estimate, the lack of maintenance/upkeep at the current facility, and the fact that more consideration needs to be given to the development of multi-use facilities, as opposed to single-use facilities, which would provide the necessary services and be of more benefit to residents in the long run. It was subsequently agreed that these issues should be addressed when considering future renovations/upgrades to any existing municipal facilities.

It was pointed out that delaying the project in order to re-tender could result in even higher costs. It was also noted that all residents of the Municipality deserve basic services, and that the minimum acceptable provisions for fire service are outlined in the Rural Risk Assessment which was adopted by Council. Further concern was expressed relative to the fact that only one tender was submitted on a project of this magnitude and it was suggested that a second tender should be conducted. Voting then occurred on the Motion, as presented.

CARRIED

For: Blake, Carbery, Chadi, Clarkson,
Flett, Meagher, Rebus, Vyboh,
Wiltzen

Opposed: Germain, Slade

8. BYLAWS

8-A. BYLAW NO. 05/013 - LAND USE BYLAW AMENDMENT – CHANGES TO PROVISIONS FOR EATING AND DRINKING FACILITIES AND PARKING REGULATIONS (AGENDA BILL # 05-070)

05/110

Reference was made to Agenda Bill # 05-070, being Report No. PD-008-2005, dated April 6, 2005 and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Changes to the Provisions for Eating and Drinking Facilities and Parking Regulations.

Bylaw No. 05/013, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Meagher that Bylaw No. 05/013 be given second reading.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 10, 2005

MOVED by Deputy Mayor Vyboh that Bylaw No. 05/013 be given third and final reading.

CARRIED UNANIMOUSLY

8-B. BYLAW NO. 05/015 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – LOTS 1 & 2, BLOCK 16, PLAN 042 5986 (PARSONS CREEK) (AGENDA BILL # 05-081) 05/111

Reference was made to Agenda Bill # 05-081, being Report No. PD-040-2005, dated April 19, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – Lots 1 & 2, Block 16, Plan 042 5986 (Parsons Creek).

Bylaw No. 05.015, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/020, BEING THE TIMBERLEA AREA STRUCTURE PLAN, was presented to receive first reading.

MOVED by Councillor Carbery that Bylaw No. 05/015 be given first reading, and a Public Hearing scheduled to take place on May 24, 2005.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 05/016 - 2005 TAX RATE BYLAW (AGENDA BILL # 05-082) 05/112

Reference was made to Agenda Bill # 05-082, dated April 22, 2005, and prepared by Marcel Ulliac, Corporate Services, regarding the 2005 Tax Rate Bylaw.

Bylaw No. 05/016, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE SEVERAL RATES OF TAXATION TO BE IMPOSED FOR THE RURAL AND URBAN SERVICES AREAS FOR THE 2005 FISCAL YEAR, was presented to receive first reading.

MOVED by Councillor Chadi:

1. THAT any additional taxes generated over the approved 2005 Operating Budget be allocated to the Capital Infrastructure Reserve Fund; and
2. THAT Bylaw No. 05/016 be given first reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

**A. NOTICE OF MOTION RE: TRAFFIC CONTROL ON BRIDGE DURING
TEMPORARY LANE CLOSURES
05/113**

Councillor Carbery served notice that the following Motion will be brought forward for Council's consideration at the regular Council Meeting scheduled to take place on May 24, 2005:

THAT this Council request Alberta Infrastructure to immediately plan and implement a system of lights and pathways which will permit traffic to move in both directions on either bridge in the event that one bridge is closed down due to maintenance or a traffic accident.

10. NEW AND UNFINISHED BUSINESS

**10-A. AGENDA BILL # 05-083 - APPOINTMENTS TO BOARDS & COMMITTEES
05/114**

Reference was made to Agenda Bill # 05-083, dated May 2, 2005, and prepared by the Selection Committee regarding Appointments to Boards & Committees.

MOVED by Councillor Clarkson that Mr. Mike Allen be appointed to the Wood Buffalo Housing & Development Corporation, commencing immediately, and terminating on March 31, 2008.

CARRIED UNANIMOUSLY

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 7:42 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER

MINUTES OF A PUBLIC HEARING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, MAY 10, 2005.

PRESENT:

MAYOR	M. BLAKE
DEPUTY MAYOR	J. VYBOH
COUNCILLORS	J. CARBERY J. CHADI S. CLARKSON L. FLETT S. GERMAIN P. MEAGHER R. REBUS C. SLADE L. WILTZEN
ACTING REGIONAL MANAGER	B. FEDORAK
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE COORDINATOR	A. ROGERS

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:09 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 05/013 - LAND USE BYLAW AMENDMENT – CHANGES TO PROVISIONS FOR EATING AND DRINKING FACILITIES AND PARKING REGULATIONS (AGENDA BILL # 05-070)**
05/115

2-A. OPENING STATEMENT

MR. STEPHEN CLARKE, ACTING MANAGER, PLANNING & DEVELOPMENT, REGIONAL MUNICIPALITY OF WOOD BUFFALO

Mr. Clarke advised that the purpose of the proposed bylaw is to change provisions within the Land Use Bylaw relative to eating and drinking facilities and parking regulations. This amendment was initiated by Planning & Development to prevent future parking problems and neighbourhood conflict when land uses change, as well as to recognize the different impacts that major and minor uses have on neighbouring properties. The proposed bylaw will establish different categories for major and minor eating and drinking facilities, as well as parking regulations which will regulate parking based on the public floor area of the establishment.

3-A. WRITTEN PRESENTATIONS

REGIONAL MUNICIPALITY OF WOOD BUFFALO PUBLIC HEARING
- TUESDAY, MAY 10, 2005

There were no written presentations.

4-A. ORAL PRESENTATIONS

No requests were received.

5-A. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other requests to address Council.

6-A. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn
at 6:10 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER